Property Location: 674 NORTH MAIN ST | **MAP ID:** 1A/ 23/ 63/ / | **Bldg Name:** | **State Use:** 340

Vision ID: 985 | **Account #** 1012 | **Bldg #:** 1 of 1 | **Sec #:** 1 of 1 | **Card** 1 of 1 | **Print Date:** 12/26/2014 10:49

CURRENT OWNER

CENTURY PROPERTIES LLC

776 WESTFIELD ST

WEST SPRINGFIELD, MA 01089

Additional Owners:

TOPO.	UTILITIES	STRT./ROAD	LOCATION
	1 TYPCL		

SUPPLEMENTAL DATA

Other ID:		Received	
SP Permit		Prior ID	
Chapter Land		Owner Occ	Y
OC Dates		Final Area	2898
In+Ex FY	2014	Current Ac.	.17126
Mailed	4/1/2013		
GIS ID:	F_373983_2856240	*ASSOC PID#*	

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
COMMERC.	340	171,200	171,200
COMM LAND	340	104,400	104,400
COMMERC.	340	3,800	3,800
		Total	279,400	279,400

1006
AST LONGMEADOW, M

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
CENTURY PROPERTIES LLC	17425/ 271	08/08/2008	U	I	215,000	U
S & L ASSET MANAGEMENT LLC,	15495/ 587	11/14/2005	U	I	1	B
LANDRY/JOHN F SOJA/,WHYTE AND	11063/ 371	01/10/2000	U	I	556,875	G
LANDRY LYONS + WHYTE,	6044/ 74	12/23/1985	U	I	60,760	B
LANDRY/JOHN F SOJA/,WHYTE AND	05352/ 0390	12/07/1982	U	I	0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2014	B	170,900	2013	B	170,900	2012	B	170,900
2014	L	99,700	2013	L	99,700	2012	L	99,700
2014	O	5,000	2013	O	5,100	2012	O	5,100
	Total:	275,600		*Total:*	275,700		*Total:*	275,700

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	171,200
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	3,800
Appraised Land Value (Bldg)	104,400
Special Land Value	0
Total Appraised Parcel Value	279,400
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	**279,400**

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A			340	BG

NOTES

CENTURY 21 REAL ESTATE 18X20 AREA IS

ANGLED

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
396	12/30/2008	6	SIGN	2,200		0		144 X 32 WALL FRONT
327	10/14/2008	25	WINDOWS	4,700		0		NVC
207	07/07/2000	6	SIGN	400		0		
148	07/07/1998	6	SIGN	250		0		98 BP NVC

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
02/13/2009			317	15	PERMIT VISIT
11/21/2008			317	15	PERMIT VISIT
05/06/2004			303	3	MEAS+INSPCTD
11/14/2000			200	15	PERMIT VISIT
01/15/1999			105	15	PERMIT VISIT

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	D	Front	Depth	Units		Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing	S Adj Fact	Adj. Unit Price	Land Value
1	340	OFFICE	BUS				7,460	SF	9.86	1.4200	E	1.0000	1.00	BG	1.00			1.00	14.00	104,400

Total Card Land Units: 0.17 AC | **Parcel Total Land Area:** 0.17 AC | **Total Land Value:** 104,400

Property Location: 674 NORTH MAIN ST **MAP ID:** 1A/ 23/ 63/ / **Bldg Name:** **State Use:** 340

Vision ID: 985 **Account #** 1012 **Bldg #:** 1 of 1 **Sec #:** 1 of 1 **Card** 1 of 1 **Print Date:** 12/26/2014 10:49

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	71		OFFICE
Model	94		COMMERCIAL
Grade	C		AVERAGE
Stories	2.35		2 1/4 Stories
Occupancy	1		
Exterior Wall 1	4		VINYL
Exterior Wall 2			
Roof Structure	1		GABLE
Roof Cover	1		ASPHALT SH
Interior Wall 1	2		PLASTER
Interior Wall 2			
Interior Floor 1	4		CARPET
Interior Floor 2	6		CERAMIC TL
Heating Fuel	2		GAS
Heating Type	1		FORCED H/A
AC Percent	100		
FBM Sqft			
Bldg Use	340		OFFICE
Total Rooms	0		
Bedrooms	0		
Full Baths	0		
Half Baths	2		
Extra Fixtures	1		
#Heat Sys	1		
Frame	1		WOOD
Bath Style	A		AVERAGE
Foundation	1		CONCRETE
Partitions	T		TYPICAL
Wall Height	12		
FBM Quality			

CONSTRUCTION DETAIL (CONTINUED)

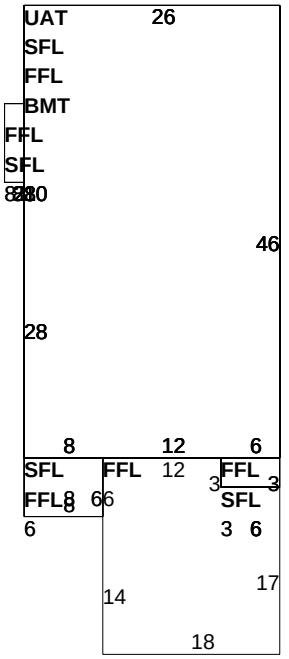
Element	Cd.	Ch.	Description

MIXED USE

Code	Description	Percentage
340	OFFICE	100

COST/MARKET VALUATION

Adj. Base Rate:	64.18
Replace Cost	216,676
AYB	1930
EYB	1993
Dep Code	GV
Remodel Rating	
Year Remodeled	
Dep %	21
Functional Obslnc	
External Obslnc	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	79
Apprais Val	171,200
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	



OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
85	PAVING			L	3,500	1.61	1930	A		AV	55	3,100
84	SIGN-ILU			L	26	40.25	2008	A		GD	70	700

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	1,196		12.83	15,339
FFL	1ST FLOOR	1,620	1,620		64.18	103,974
SFL	2ND FLOOR	1,278	1,278		64.18	82,024
UAT	UNFIN ATTC	0	1,196		12.83	15,339
	Ttl. Gross Liv/Lease Area:	2,898	5,290	3,376		216,676